



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03		
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	124,277
BAS	1,284	100	1,284	141,464
FOP	52	30	16	1,763
FOP	120	30	36	3,966
SFB	726	80	581	64,012
UGR	242	45	109	12,009
UST	484	45	218	24,018
TOTALS	4,036		3,372	371,509

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,601.00	SF	6.50	6.50	7,285
2	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	312
3	1076	TRELLIS A	0	100	12	20	240.00	SF	7.50	7.50	360
4	0810	CONCRETE A	0	100	20	20	400.00	SF	3.25	3.25	949
5	1134	LANDSCP BL	0	100	74	4	296.00	SF	1.50	1.50	422
6	0855	CONC PAVER	0	100	0	0	720.00	SF	7.00	7.00	4,738

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-3	75.00	143.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,372	102.4880	128.11	431,987	1955	1995		0	0	14.00
1 SNGL FAM - 100% - 1996											
Heated Area: 2993											
HX Base Yr 1996											
333 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/20/2024 MLU											

TOTAL OB/XF											
14,066											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				371,509			
TOTAL MARKET OB/XF VALUE				14,066			
TOTAL LAND VALUE - MARKET				424,320			
TOTAL MARKET VALUE				809,895			
SOH/AGL Deduction				544,627			
ASSESSED VALUE				265,268			
TOTAL EXEMPTION VALUE				55,000			
BASE TAXABLE VALUE				210,268			
TOTAL JUST VALUE				809,895			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				767,126			